

Savile Court Wimbledon, SW19 4NY

£625,000 Leasehold



A spacious and well presented two double bedroom top floor purpose built apartment, superbly located a short walk to both Wimbledon Town Centre/Mainline Station, and also Wimbledon Village with its popular boutique shops, restaurants and The Common. Benefiting from a South Facing balcony with separate kitchen and family bathroom, fantastic sized reception room with sliding doors leading to the terrace, two good sized double bedrooms (one with ensuite), separate garage, parking and communal gardens. Offered to the market with no onward chain and a very long lease, this is a superb first time purchase or investment.

SAVILE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 739 SQ FT - 68.67 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 140 SQ FT - 13.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Top Floor Purpose Built Apartment
- Two Double Bedrooms & Two Bathrooms
- Balcony
- Garage
- Close Proximity to Wimbledon Town Centre/Station & Village
- No Onward Chain
- Leasehold - 952 Years Remaining
- Annual Service Charges & Ground Rent - £2106.36 (Including Buildings Insurance)
- EPC Rating D
- Council Tax Band E



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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